



## **Minutes**

**PLANNING & ZONING COMMISSION MEETING  
CITY OF LEANDER, TEXAS  
Pat Bryson Municipal Hall ~ 201 North Brushy Street  
Leander, Texas**

**Thursday ~ July 11, 2013 at 7:00 pm**

**Place 1 Michelle Stephenson  
Place 2 Joel Wixson  
Place 3 Ronald Abruzzese – Chairman**

**Place 4 Sid Sokol  
Place 5 Richard Allen  
Place 6 Betty Saenz - Vice Chairman  
Place 7 Jeff Seiler**

1. Call to Order  
**Meeting called to order at 7:00 pm**
2. Roll Call  
**All Commissioners were present except Commissioner Stephenson and Commissioner Saenz.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: June 27, 2013  
**Motion made by Commissioner Wixson to approve the minutes, seconded by Commissioner Sokol. Motion passed unanimously**
4. Director's report to P & Z Commissioners on actions taken by the City Council on recommendations from the Commission.  
**Tom Yantis, Director of Development Services, reported on actions that were taken by the City Council, at their July 11, 2013 meeting, on items that were recommended from the P & Z Commission.**

5. Discussion of P & Z meeting procedures.  
**Tom Yantis, Director of Development Services discussed procedures for the P & Z Commission and format changes to the executive summary.**
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No one wished to speak.**

<b>Public Hearing</b>
-----------------------

7. Subdivision Case #13-CP-002: Hold a public hearing and consider action on the Hawkes Landing Subdivision Concept Plan, for 93.24 acres more or less; WCAD Parcel R031634; generally located approximately 3,500 feet west of the intersection of North Bagdad Road and Old 2243 W on the north side of Old 2243 W; Leander, Williamson County Texas. Applicant/Agent: Lawrence M. Hanrahan, P.E. on behalf BLG Hawkes, LLC.

a) Staff Presentation

**Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval.**

b) Applicant Presentation

**Chris Field answered questions about Hawkes Landing Subdivision.**

c) Open Public Hearing

**Chairman Abruzzese opened the public hearing.  
David Childers – Spoke for  
Gregory Griffin – Spoke against**

d) Close Public Hearing

**Chairman Abruzzese closed the public hearing.**

e) Discussion

**Some discussion took place**

f) Consider Action

**Commissioner Seiler motioned to approve with staff recommendation, Commissioner Allen seconded the motion. Motion passed unanimously.**

8. Zoning Case #13-Z-015: Hold a public hearing and consider action on the rezoning of a parcel located at approximately 6,000 feet to the northeast of the intersection of RM 1431 and Nameless Rd, in Crystal Falls West, Section One for 41.40 acres more or less; Parcel #382583. Currently, the property is zoned SFU-2-A (Single Family Urban), SFS-2-A (Single Family Suburban), and SFE-2-A (Single Family Estate). The property is proposed to be zoned SFC-2-A (Single Family Compact), SFU-2-A (Single Family Urban) SFS-2-A (Single Family Suburban), Leander, Travis County, Texas. Applicant: Samuel Kiger on behalf of Travisso, Ltd.

a) Staff Presentation

**Robin Griffin, Senior Planner, discussed request & surrounding land uses.**

b) Applicant Presentation

**Adib R. Khoury spoke on the purpose of rezoning.**

c) Open Public Hearing

**Chairman Abruzzese opened the public hearing.  
No one wished to speak.**

d) Close Public Hearing

**Chairman Abruzzese closed the public hearing.**

e) Discussion

**Discussion took place**

f) Consider Action

**Commissioner Wixson motioned to approve the zoning request SFC-2-A (Single Family Compact), SFU-2-A (Single Family Urban) and SFS-2-A (Single Family Suburban) Commissioner Allen seconded the motion. Motion passed 4 to 1 with Commissioner Sokol opposed.**

9. Discussion of workshop topics and schedule.

**The Planning & Zoning Commission discussed future topics for workshops and the scheduling of the workshops.**

10. Meeting adjourned at 7:40

---

Chairman, Abruzzese

ATTEST:

\_\_\_\_\_  
Ellen Pizalate, P & Z Secretary